

TO AMEND THE CITY OF CHARLESTON ZONING ORDINANCE REGARDING ALLOWED SIGNS IN THE DANIEL ISLAND TOWN CENTER (DI-TC) ZONING DISTRICT.

BE IT ORDAINED BY THE MAYOR AND COUNCIL MEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. Section 54-120 of the Zoning Ordinance is hereby amended by inserting in alphabetical order the following definition under the heading "Types of Signs.":

Sign Band. A panel, either permanently affixed to or removable from a building façade, which is designed specifically to accommodate sign letters or graphics.

Section 2. Section 54-414 of the Zoning Ordinance is hereby amended by deleting text in this section shown below with a ~~strike through~~ and adding text shown below with a double-underline:

**Sec. 54-414. Regulations for signs within the Daniel Island Town Center DI-TC, Gathering Place, GP District and Neighborhood, N District.**

In the Daniel Island Town Center, Gathering Place District and Neighborhood District only the following signs shall be permitted:

a. Freestanding signs shall be permitted as follows:

1. One double-faced monument style shall be allowed per lot with a maximum of twelve (12) square feet in area per side and not exceeding five (5) feet in height.
2. Monument signs may be illuminated internally or with a shielded spot light located at the base of the sign. The use of plastic sign faces is prohibited.

a. b. Façade signs shall be permitted as follows:

1. Façade Signs for businesses or uses occupying the ground floor of a multi-story building shall be permitted as follows:
  4. (a) Sign faces shall not occupy more than ten (10) percent per ground floor facade of the building.
  - (b) Façade signs shall not be located above the ground floor level of a multi-story building with the exception of those signs identifying the name of a building.
  - (c) Sign faces shall have a vertical dimension of no more than two thirds (2/3) of the vertical dimension of a single uninterrupted wall plane, surface, or sign band."
2. Façade Signs for businesses or uses occupying a space above the ground floor of a multi-story building shall be permitted as follows:
  - (a) For buildings with three (3) or fewer business spaces above the ground floor of a multi-story building, one (1) façade sign, not exceeding one (1) square foot, is allowed per business unit occupying a space above the ground floor level.
  - (b) Façade signs shall be located at the ground floor building entrance providing access to the business unit above the ground floor level of a multi-story building.
- ~~2. 3.~~ Where more than one (1) business or use occupies a single building, each separate business occupying a space ~~which includes an exterior facade~~ may erect signage whose sign faces shall ~~not occupy more than ten (10) percent per facade of the separate business entity; provided, however, that the total signage per facade for the business entities occupying the single building shall not exceed the ten (10) percent coverage requirement.~~ conform with the requirements of paragraphs 1 and 2 above.
- ~~3.~~ Where a business or use occupies an interior space of a single building, said business or use may erect signage on an exterior facade of the single building provided the total signage per building facade shall not exceed the ten (10) percent coverage requirement.

4. ~~With the exception of a building façade fronting a public street or public right-of-way, with driveway access, facade signs shall be limited to those facades which have a building entrance accessible to the general public or pedestrian.~~  
Facade signs shall be limited to the following locations:

- (a) On any façade which contains a building entrance accessible to the general public.
- (b) On any façade which parallels a public street or public right-of-way providing driveway access to the parcel.

5. Façade signs shall not to be internally illuminated.

~~b.~~ c. Window signs shall be permitted as follows:

1. ~~In addition to signage permitted under "Facade Signs," w~~ Window signs may be displayed provided no more than twenty (20) percent of any single window area is covered by such signage.
2. Window signs are to be limited to ground floor windows and/or businesses. However, businesses occupying a unit above the ground floor level of a multi-story building may display window signs at the ground floor building entrance providing they conform with the requirements of paragraph 1 above.
3. Window signs shall not be illuminated.

~~c.~~ d. Awning and Canopy Signs shall be permitted as follows:

1. ~~Awning and canopy signs shall not exceed twenty (20) percent of a single surface area of a canopy or awning.~~ Awning signs shall be limited to the awning valance only and are not permitted on the slope of the awning. Awning text and/or graphics shall have a vertical dimension of no more than two thirds (2/3) of the vertical dimension of the awning valance.
2. Canopy signs shall be allowed on the face of the canopy; canopy text and/or graphics shall have a vertical dimension of no more than two thirds (2/3) of the vertical dimension of the canopy face. Canopy signs shall be allowed on the top of a canopy; canopy text and/or graphics shall have a vertical dimension of no more than sixteen (16) inches.
- ~~2.~~ 3. Translucent internally illuminated awnings and canopies are not permitted.
- ~~3.~~ 4. Awnings shall fit over only the opening it covers and not extend across the entire façade.

d. e. Right Angle Signs for Individual Business Units: One right angle sign shall be permitted per business unit occupying the ground floor of a single story or multi-story building as follows:

1. Right angle signs shall not exceed nine (9) square feet per face.
2. ~~On a single façade, right angle signs are not permitted in conjunction with façade signs.~~
3. ~~Right angle signs are not to be illuminated.~~

e. f. Right Angle Signs in lieu of a Freestanding Sign: One right angle sign shall be permitted, in addition to right angle sign(s) permitted in paragraph d. e. above, per development as follows:

1. A right angle sign is not permitted in conjunction with a freestanding, wall or fence sign.
2. A right angle sign shall not contain any information other than the name, address or logo of the development ~~or single tenant~~. A right angle sign shall not be used as a multi-tenant sign.
3. A right angle sign shall not exceed eighteen (18) square feet per face.
4. A right angle sign shall have a vertical dimension of no more than one half (1/2) of the vertical dimension of a building facade.

g. Wall or fence signs shall be permitted as follows:

1. Sign(s) attached to a wall or fence shall be considered a freestanding sign. One (1) wall or fence sign may be erected in lieu of a freestanding sign. When a development fronts on two or more streets, one (1) additional wall or fence sign, in lieu of a freestanding sign, shall be permitted per street, provided however said street(s) have a driveway access.
2. The sign face of a wall or street sign shall not exceed twelve (12) square feet in area.
3. Wall and fence signs may be illuminated with a shielded spot light located at the base of the sign. Internal illumination is prohibited.

f. h. Sandwich board signs and pedestal signs for businesses occupying the ground floor of a building shall be permitted as follows:

1. ~~Sandwich board signs and pedestal signs within public right of way are prohibited. No person shall place, affix, connect, attach, fasten, erect, construct, replace or maintain any sandwich board on any public rights-of-way in the city.~~
2. 1. Sandwich board signs and pedestal signs on private property are allowed without a permit provided they meet the requirements as follows:

- (a) Only one sandwich board sign ~~or pedestal sign~~ shall be allowed for any single building; provided, however, that where more than one (1) business occupies a building, each ground floor business may have a sandwich board sign ~~or pedestal sign~~.
- (b) No sandwich board signs ~~or pedestal sign~~ shall exceed twenty-four (24) inches in width or thirty-six (36) inches in height.
- (c) Such property shall not be entitled to any other freestanding signage.

2. Sandwich board signs within a public right-of-way shall be permitted as follows:

- (a) Sandwich board signs shall conform with the requirements of paragraphs a and b above.
- (b) Sandwich board signs shall only be permitted on a sidewalk with a minimum width of ten (10) feet.
- (c) Sandwich board signs shall maintain a clear pedestrian path on the sidewalk of five (5) feet minimum at all times. This area shall be free of any obstructions such as trees, tree wells, parking meters and the like in order to allow adequate pedestrian movement.
- (d) Sandwich board signs shall not interfere with any utilities or other facilities such as fire hydrants, street signs, parking meters, mailboxes or benches located on the sidewalk or in the public right-of-way.
- (e) Sandwich board signs shall not impinge on any required clear distances for maneuvering around building entrances and exits.
- (f) A sandwich board sign must be located directly in front of the ground floor business unit for which it serves.
- g. Sandwich board signs within a public right-of-way shall require an encroachment permit issued by the City of Charleston Department of Public Services.

- i. Freestanding directory signs shall be permitted for multi-tenant shopping centers as follows:
1. Such directory signs shall be for directory information purposes only.
  2. The area of the directory sign shall not exceed twelve (12) square feet per face and five (5) feet in height.
  3. One (1) directory sign shall be permitted per driveway entrance.
  4. Directory signs shall not be illuminated.
  5. Such directory signs shall be for the use of internal business units only and shall not be for the use of business units fronting on a public right-of-way.
  6. A freestanding directory sign is not permitted in conjunction with a freestanding wall or fence sign.
- j. Building entrance directory signs shall be permitted for multi-tenant buildings as follows:
1. Such directory signs shall be for directory information purposes only.
  2. The area of the directory sign shall not exceed four (4) square feet.
  3. One (1) directory sign shall be permitted per building entrance.
  4. Directory signs shall not be illuminated.
  5. Directory signs may be affixed to the building façade or freestanding and shall be located immediately adjacent to a building entrance.
  6. Such directory signs shall be for the use of internal business units only and shall not be for the use of business units fronting on a public right-of-way.
- k. The use of multiple signs shall be permitted as follows:
1. Businesses or uses occupying the ground floor of a multi story building shall be limited to two of the following signs per building façade: façade sign, window sign, awning sign, canopy sign and right angle sign.
  2. Businesses or uses occupying a space above the ground floor of a multi-story building shall be limited to one of the following signs per ground floor building entrance: façade sign, window sign and building entrance directory sign.

g. l. All other sign types: The use of ~~freestanding signs (except as provided in Section 54-415 (j and m))~~, reader boards (except as provided in Section 54-415 (a, 5, c)), ~~wall/fence signs, kiosk/directory signs and directional/warning signs~~ is prohibited.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_\_ day of

\_\_\_\_\_ In the Year of Our Lord, 2010, in

the 234<sup>th</sup> Year of the Independence of the

United States of America.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Clerk of Council